



Sunningdale Road
Bulwell, Nottingham NG6 9LW

Asking Price £165,000 Freehold

A TWO BEDROOM DETACHED BUNGLOW
REQUIRING FULL RENOVATION WORKS.



Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO BEDROOM, DETACHED BUNGALOW situated in BULWELL, NOTTINGHAM.

The property requires a full program of development works and would make an ideal project for the incoming buyer to develop and add value.

The property is a stone's throw away from Bulwell town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Nottingham City centre and surrounding villages/towns.

Upon entry, you are welcomed into the hallway, through to the open plan lounge diner, inner hallway which lead to the kitchen, bedroom one, bedroom two and family bathroom.

To the front of the property there is a driveway providing off the road parking and a low maintenance gravel garden. To the rear, there is an enclosed south-facing rear garden with a paved patio area, low maintenance gravel garden and flowerbeds and shrubbery.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this property. Selling with NO UPWARD CAHIN.



Entrance Hallway

5'1 x 3'4 approx (1.55m x 1.02m approx)

Wooden entrance door to the front elevation leading into the Entrance Hallway with fixed glazed panels to the side. Wall mounted radiator. Ceiling light point. Built-in cupboard with coat hooks housing electric consumer unit. Internal door leading into the Lounge Diner

Lounge Diner

16'1 x 14'1 approx (4.90m x 4.29m approx)

UPVC double glazed picture window to the front elevation. 3 x Wall mounted radiators. 2 x Ceiling light points. Coving to the ceiling. Feature fireplace incorporating a wooden surround, stone hearth and back panel with an electric fire. Internal door leading into the Inner Hallway

Inner Hallway

10'10 x 5'2 approx (3.30m x 1.57m approx)

Ceiling light point. Loft access hatch. Internal doors leading to Kitchen, Bedroom 1, Bedroom 2, Family Bathroom and Built-in boiler cupboard (3'11 x 3'4 approx) housing Worcester Bosch gas central heating combination boiler, alarm control panel, ceiling light point and shelving for further storage

Kitchen

11'03 x 6'11 approx (3.43m x 2.11m approx)

UPVC double glazed window to the side elevation. UPVC double glazed entrance door to the side elevation. Wall mounted radiator. Ceiling light point

Bedroom 1

36'1" x 26'2"32'9" approx (11' x 8'10 approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point

Bedroom 2

9'05 x 6'08 approx (2.87m x 2.03m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point

Family Bathroom

5'08 x 6'02 approx (1.73m x 1.88m approx)

Velux roof window. Space and point for freestanding Mira

shower. Pedestal wash hand basin with hot and cold taps. Low level flush WC

Front of Property

To the front of the property there is a driveway providing off the road parking and a low maintenance gravel garden with flowerbeds and shrubbery. Secure gated access to the enclosed rear garden

Rear of Property

To the rear of the property there is an enclosed south-facing rear garden with a paved patio area, low maintenance gravel garden with flowerbeds and shrubbery. Space for garden shed, outside lighting and water tap with fencing surrounding.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

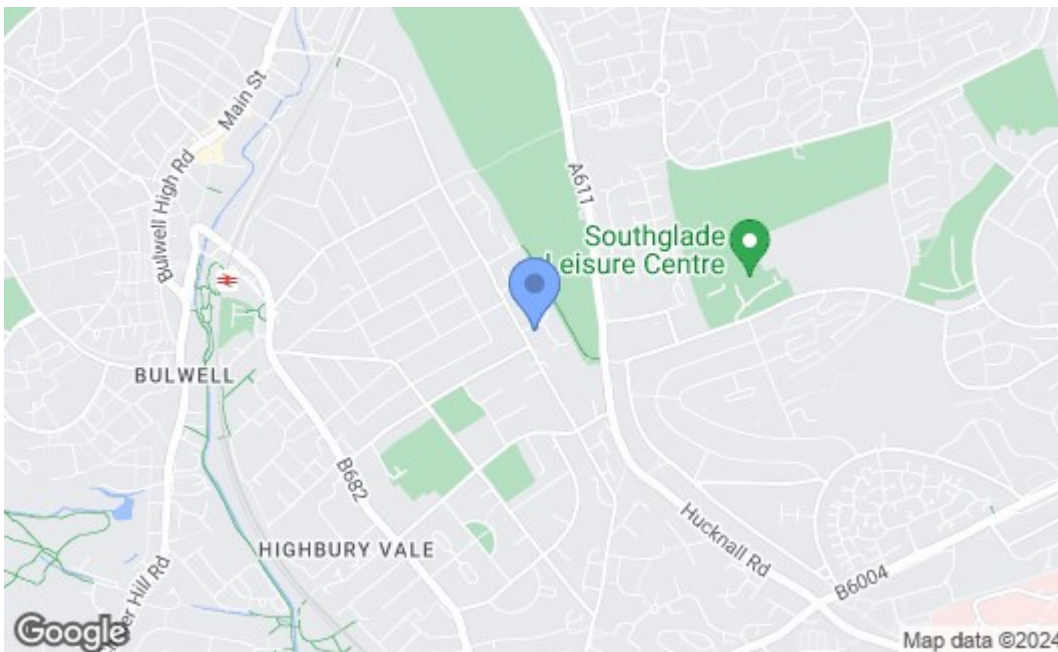
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.